

Preliminary Plat Application Narrative for:

104TH & BELL

LOCATION/DESCRIPTION

104th & Bell is a proposed master-planned community located north of Bell Road, between 96th Street and the base of the McDowell Mountains to the east. The 800 ± acre community is bordered to the north and west by DC Ranch and to the south by McDowell Mountain Ranch. The overall master plan consists of 780 ± acres of luxury single-family homes, and two commercial parcels totaling 20± acres. This Preliminary Plat includes the 780 acres of residential property.

While Zoning Case 24-Z-91 would permit a total of 1,786 units to be developed on the site that density was reduced by the applicant to 1,420 units through a Development Agreement with the City. The proposed Preliminary Plat depicts a total of 1,026 residential units on 780 acres. Approximately 200 acres of the site would be developed to dedicated Natural Area Open Space (NAOS).

Major infrastructure that will be constructed during the course of development includes roadway and utility improvements to Thompson Peak from Bell Road to the north property line.

The 104th & Bell residential community will be organized into small, interlinked neighborhoods, with a strong community identity. Neighborhood parks and natural open space areas will be found arrayed throughout the community for all homeowners to enjoy. 104th & Bell will also have larger community parks for all of its residents, and a community center with numerous recreational activities. The community will feature an extensive path and trail system interconnecting all neighborhoods and connecting the community to the larger regional network.

IRONWOOD
VILLAGE

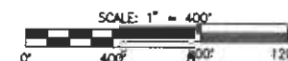
DC RANCH



LEGEND



9-PP-2004
3/31/04



**GILBERTSON
ASSOCIATES
Inc.**

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104TH & BELL ROAD

CUT & FILL EXHIBIT

Designed by: JAE	Drawn by: CJM
Date: MARCH 31, 2004	Job No. 94801
Sheet 1 of 1	